

# Technical Review Committee Meeting

## Minutes of February 15, 2010

### Attendance:

Members Present
Wayne Hamilton
Richard Grant
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent
None

Staff Present
Shannon Tuch
Kim Hamel
Nathan Pennington
Bob Oast
Julia Cogburn
Jessica Bernstein
Jennifer Blevins

Chair Tuch opened the meeting at 2:00 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 2/1/10 meeting as written.

Agenda Item	
Review of the Conditional Zoning request for the project identified as <u>The Larchmont</u> , located at 785 Merrimon Avenue. The request seeks the rezoning from INST (Institutional) district to UR CZ (Urban Residential - Conditional Zoning) district for the development of a 60-unit apartment complex and includes a request for modifications of the design standards for entrance location, front setback and buffer width reduction. The owner is Buncombe County and the contact is Cindy Weeks. The property is identified in the Buncombe County tax records as PIN 9740.40-2891. Project # 10-519	
<b>Staff Comments</b>	Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	Suzanne Godsey was available for questions and commented on the following topics: ? Clarified that there will be five 3 bedroom units ? Will be working with surveyor to resolve property line issues ? Will continue to work with neighbors on the property line buffers ? Water line will be upgraded ? On street parking is not being proposed and is not needed to meet the parking requirements for this development
Public Comment	
Speaker Name	Issue(s)
Jack Westall Dan Hitchcock Dean Hittleman Larry Holt Patricia Poteat	? Traffic congestion, need for traffic calming, on street parking, bicycle and pedestrian safety, density, water availability, property line buffers, length of sidewalk, lack of detail on plans submitted
Committee Comments/Discussion	
Ms. Tuch said that the vast majority of projects reviewed by the TRC are approved with conditions and explained that it would be almost impossible to get every detail on the first set of plans. She also explained that Conditional Zoning projects are not required to prepare full detailed plans until they have approval from City Council. All details will be shown on the plans submitted for Final TRC review and all conditions from the TRC staff report as well as any additional conditions added by the Planning and Zoning Commission or City Council must be satisfied before permits can be issued. She noted the right-of-way and paved area of East Larchmont Road and the steep slope area of the parcel were not used in calculating the density allowed. Mr. Croom stated that a Traffic Impact Study is only required if the project is expected to generate 100 vehicle trips per hour during peak travel times. He said this requirement is a national standard that is commonly used	

elsewhere. He noted that a sidewalk is only required along the subject property where it abuts the road, but the applicant is working with the post office to try to provide a sidewalk connection from the project area to Merrimon Avenue. He also said that on street parking is encouraged because it is an effective way to provide traffic calming in a residential neighborhood, but that it might be eliminated or reduced if it interferes with the required 10' travel lane.

Ms. Roderick asked if the property line buffer requirement could be increased and Ms. Tuch stated that it could only be increased by City Council.

### Committee Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report and noting that the revisions to the plans required prior to review by the Planning and Zoning Commission should be submitted by February 19.

## Agenda Item

Final review of the Level III site plan for the project identified as Mission Outpatient Cancer Center located at Hamilton Street for a 229,521 square foot medical building and parking deck. The property owner is Memorial Mission Hospital, Inc. and the contact is Garrett Shreffler. The properties are identified in the Buncombe County Tax records as PINs 9648.34-9654, 9648.35-7081, 9648.44-0580 and 1891. Project # 09-4611.

<b>Staff Comments</b>	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
-----------------------	-------------------------------------------------------------------------------------------------------------------------

<b>Applicant(s) or Applicant Representative(s)</b>	Bill Roark was available for questions and commented on the following topics: ? Bicycle parking is provided on all 3 levels of the parking garage, but in order for it all to be grouped together, it could not all be located near the entrances
----------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### Public Comment

Speaker Name	Issue(s)
None	

### Committee Comments/Discussion

Mr. Croom asked Mr. Roark to submit a written explanation of the reasoning for the location of the bicycle parking.

### Committee Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report.

## Agenda Item

Final review of the Conditional Zoning request for the project identified as Eagle's Landing, located at 179 Johnston Boulevard. The conditional zoning request sought the rezoning from RM6 (Residential Multi-Family, Low Density) district to RS8 CA (Residential Single-Family, Low Density Conditional Zoning) district for a 26-lot subdivision with setback, lot size, and open space modification requests. The owner is Asheville Area Habitat for Humanity and the contact is Will Buie. The property is identified in the Buncombe County tax records as PINs 9628.58-3151 and 9628.57-2824. Project # 07-369

<b>Staff Comments</b>	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
-----------------------	-------------------------------------------------------------------------------------------------------------------------

<b>Applicant(s) or Applicant Representative(s)</b>	Will Buie was available for questions and commented on the following topics: ? Questioned why the original plan was approved with valley curbing and the later comment that it could only be used in developments with fewer than 20 units.
----------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### Public Comment

Speaker Name	Issue(s)
None	

### Committee Comments/Discussion

Mr. Pennington noted that the valley curbing comment in the final review conflicted with the earlier approval. Mr. Croom and Mr. Buie will meet to resolve the issue.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Committee Action</b>
-------------------------

The TRC voted unanimously to approve the project with the conditions outlined in the staff report.
----------------------------------------------------------------------------------------------------

The meeting was adjourned at 3:15 p.m.